

Statement of Michael Liu, Director Miami-Dade County's Department of Public Housing and Community Development for the U.S. House THUD hearing on: Manufactured Housing: Supporting America's Largest Unsubsidized Affordable Housing Stock.

May 26, 2022.

Chairman Price, Ranking Member Diaz-Balart, members of the Committee, like so many Metro properties currently used as housing for those of lower incomes, mobile home Park (MHP) owners are under intense pressure to sell —whether it be for warehouse, light industrial, or housing purposes. Demolish and rebuild with anything.

“Specifically, we find that half of mobile home park residents surveyed would have nowhere to go if they had to leave their mobile home—they would likely end up homeless...particularly if sufficient relocation assistance...is not provided.”

This is a quote from a Miami-Dade MHP research paper written by South Florida Jobs with Justice, and Florida International University's Research Institute on Social and Economic Policy.

The date of the report: March 2010.

In 12 years, things have not gotten better. As the Director of the largest housing agency in Florida that manages all federal HUD programs, and State authorized housing loan funds, I live with the reality that none of these programs are designed to assist MHP residents that are forced to move.

This, in the highest housing cost burden jurisdiction in the Country.

The one State program that exists and is funded by the owners of MHPs, allows for maximum compensation of only \$6,000.

With MHP properties in Miami-Dade County commanding offers of over \$4 million an acre, government will be hard pressed to compete as a buyer.

Alternatively, we can focus on ways to incentivize owners of MHPs to instead of selling to the highest bidder, get them to redevelop taking into consideration the housing needs of those who will have to relocate based on a real plan, and provide significant public benefits for the surrounding community.

We have created programs for the building of affordable housing and transforming public housing with the avid involvement of the private sector; why not bring that same mind-set to the effort to prevent wholesale MHP resident displacement.

Examples: Make flexible CDBG programs and allow local entitlement communities to determine how much of their allocations can be utilized for relocation assistance. Infrastructure dollars should be made available for “responsible” MHP redevelopment. Low Income Housing Tax Credits should be set-aside for MHP development projects.

This is an important beginning. Thank you for the opportunity to express my thoughts.

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